

FEE SCHEDULE*
DEPARTMENT OF COMMUNITY DEVELOPMENT
ZONING, PLANNING AND ENGINEERING

Effective date August 20, 2002

Zoning Permits, Variances, Appeals, Amendments & Special Permits

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| Zoning Permit (including Home Occupation Permit) | \$50.00 | |
| Administrative Permit | \$100.00 | |
| Administrative Variance | \$75.00 | |
| Sign Permit | \$25.00 | plus \$2 per square foot |
| Bio-Solid Fees | | |
| (1) Storage facilities annual fee | \$300.00 | |
| (2) Spreading fee (paid only for acres spread) | \$2.00 | per acre |
| Zoning Ordinance Text Amendment | \$250.00 | |
| Zoning Administrator Renewal of SE/SP | \$125.00 | |
| Variance | \$250.00 | |
| Appeal to Board of Zoning Appeals (Fee returned if decision is reversed) | \$400.00 | |
| Special Permit | \$300.00 | |

Special Exceptions

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|---|------------|------------------------|
| Category 1 | | |
| (1) Service Districts | \$750.00 | plus \$25 per acre |
| (2) Villages & Settlements | \$250.00 | plus \$10 per acre |
| (3) RA/RC | \$750.00 | plus \$5 per acre |
| Category 4 & 6 | \$250.00 | |
| Category 3, 5 & 7 | \$400.00 | |
| Category 9, 10, 11 & 23 | \$250.00 | |
| Category 12 & 25 | \$500.00 | |
| Category 14, 16, 17, 18, 20, 21 & 26 | \$750.00 | |
| Category 19 | \$750.00 | |
| Category 20 (Residential-1 lot, Private Individual Sewage System) | \$250.00 | |
| Category 20 (Commercial, Industrial, Residential-2 lots or more, Private Sewage System) | \$500.00 | |
| Category 20 (Telecommunication Facilities)** | \$3,500.00 | |
| Category 27, 28, 29, 30, & 31 | \$350.00 | |
| Amendment to Special Exception | | 50% of required SE fee |

Rezoning

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|--|------------|------------------------------|
| Historical District | No Fee | |
| Rural Agriculture/Rural Conservation | \$500.00 | |
| Rural Residential | \$500.00 | plus \$40 per acre |
| Residential 1, 2, 3, 4, Village | \$500.00 | plus \$60 per acre |
| Town House/Garden Apartment/Mobile Home Park | \$750.00 | plus \$80 per acre |
| Commercial 1, Village Commercial | \$500.00 | plus \$120 per acre |
| Commercial 2, 3 | \$500.00 | plus \$150 per acre |
| Industrial | \$1,000.00 | plus \$80 per acre |
| Planned Village/Planned Community/Overlay District | \$1,000.00 | plus \$80 per acre |
| Proffer Amendment (Not involving significant modifications to the Concept Development Plan or Proffer Statement) | \$1,500.00 | |
| Amendment to Approved Rezoning (Including substantive changes to the Concept Development Plan, Proffered Conditions and Traffic Impact Analysis) | | 50% of required rezoning fee |
| Zoning Administrative Renewal of Special Exception or Special Permit | \$125.00 | |
| <i>Postponement of any Public Hearing by applicant after advertisement</i> | \$75.00 | |

Site Plans (Technical Review Fee Not Included)

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|---|------------|-------------------------|
| Non-Residential | | |
| (1) Minor | \$100.00 | plus \$10 per acre |
| (2) Major | \$1,000.00 | plus \$80 per acre |
| Telecommunication Facility | | |
| (1) Major Site Plan (without Special Exception) | \$1,500.00 | |
| (2) Major Site Plan (with Special Exception Approval) | \$500.00 | |
| (3) Minor Site Plan | \$500.00 | |
| (4) Site Plan Amendment | \$500.00 | |
| Residential | | |
| (1) Minor | \$400.00 | plus \$40 per unit |
| (2) Major | \$1,000.00 | plus \$80 per unit |
| Site Plan Amendment (no additional acreage) | \$200.00 | |
| Landscape Plan Waiver | \$150.00 | |
| Site Plan Waiver | \$100.00 | |
| Dustless Surface Waiver | \$100.00 | |
| Resubmission/Review of Site Plans | No Fee | 1st Resubmission |
| | \$200.00 | Subsequent resubmission |

Subdivision Ordinance

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|---|----------|----------------------------|
| Subdivision Ordinance Text Amendment | \$250.00 | |
| Preliminary Plat (Health Department Fees Not Included) | | |
| RA & RC Zoning Districts | \$500.00 | plus \$40 per lot |
| RR-2 & Residential Zoning Districts | \$750.00 | plus \$40 per lot |
| C or I Districts | \$850.00 | plus \$40 per lot |
| Final Plat | | |
| RA & RC Zoning Districts | \$400.00 | |
| RR-2 & Residential Zoning Districts | \$650.00 | |
| C or I Districts | \$750.00 | |
| Final Construction Plan (Technical Review & Health Department Fee Not Included) | | |
| RA & RC Zoning Districts | \$60.00 | per lot |
| RR-2 & Residential Zoning Districts | \$60.00 | per lot |
| C or I Districts | \$60.00 | per lot |
| Administrative Subdivision | \$200.00 | plus \$50 per lot |
| Boundary Adjustment | \$150.00 | |
| Family Transfer | \$200.00 | plus \$50 per lot |
| Large Lot (Divisions greater than 50 acres) | \$300.00 | plus \$100 per lot |
| Appeal of Subdivision Approval/Denial | \$200.00 | |
| Resubmission/Review of Plats | No Fee | 1st Resubmission |
| | \$200.00 | Subsequent resubmission |
| Subdivision Plat Amendment | \$150.00 | |
| Easement Plat | \$100.00 | |
| Waiver of Subdivision or Zoning Ordinance Regulation (BOS & PC) | \$200.00 | |
| Preliminary Plat Extensions | | |
| | No Fee | 1st Extension |
| | 50% | Base Fee - 2nd Extension |
| Final Plat Extensions | 50% | Base Fee |
| Plat of Vacation, Resubdivision, Rededication | 50% | of required Final Plat Fee |
| Postponement of any Public Hearing by applicant after advertisement | \$75.00 | |

Comprehensive Plan

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| Comprehensive Plan Amendment | 50% or required rezoning fee |
| Comprehensive Plan Compliance Review (15-2-2232 VA Code) | \$700.00 |

Agriculture & Forestal District

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| Agriculture & Forestal District Application | \$100.00 |
| Agriculture & Forestal District Withdrawal | \$100.00 |

Streets

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| Street Sign Application | \$25.00 | plus cost of sign |
| Street Name Change (Cost of sign will be reimbursed if not approved) | \$25.00 | plus postage, advertising and sign cost |
| Street Resolution/VDOT Acceptance into State System | \$250.00 | each street |

Technical Review Fees & Permits

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|---|----------|-------------------------|
| Private Pond Review | \$200.00 | |
| Floodplain Determination Letter | \$25.00 | |
| Floodplain Study | | |
| Base Fee | \$500.00 | |
| Plus per square mile of drainage area | \$200.00 | |
| Plus per proposed bridge/culvert/crossing | \$300.00 | |
| Plus per floodplain encroachment | \$500.00 | |
| Private Streets (Subdivision Plans) | | |
| Base Fee (Up to 500 feet) | \$250.00 | |
| Plus additional length greater than 500 feet | \$0.10 | per additional foot |
| Private Streets (Site Plans) | | |
| Base Fee (Up to 500 feet) | \$250.00 | |
| Plus additional length greater than 500 feet | \$0.25 | per additional foot |
| BMP Review | | |
| One Facility | \$150.00 | |
| Each additional Facility | \$50.00 | |
| Storm Water Management Review | | |
| No Facility | \$50.00 | |
| Base Fee each facility (Up to 40 acres of drainage area) | \$300.00 | |
| 40-99 acres of drainage area, Base Fee Plus | \$100.00 | per facility |
| 100-199 acres of drainage area, Base Fee Plus | \$200.00 | per facility |
| 200+ acres of drainage area, Base Fee Plus | \$250.00 | per facility |
| Land Disturbing Permit | | |
| Single-Family Dwelling Erosion & Sediment Control Fee | \$50.00 | |
| All others (\$4,000.00 maximum) | \$50.00 | Plus 10% of E&S Bond |
| Erosion & Sediment Control Reinspection | No Fee | 1st Reinspection |
| | \$250.00 | Subsequent reinspection |
| Supplemental Land Disturbing Requests (Separately Built Single-Family Exempt) | | |
| Base Fee | \$750.00 | |
| Plus per disturbed acre | \$50.00 | |
| Infrastructure Improvements | | |
| Base Fee | \$500.00 | |
| Plus per disturbed acre | \$50.00 | |
| <i>Postponement of any Public Hearing by applicant after advertisement</i> | \$75.00 | |

Technical Review Fees & Permits (Cont.)

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|---|----------|------------------------------|
| Wetland Mitigation Banking Plans | | |
| Base Fee | \$500.00 | |
| Plus per disturbed acre | \$50.00 | |
| Plus per square mileage of drainage area | \$500.00 | |
| Type 1 Soil Map & Report | | |
| Base Fee (Up to 30 acres) | \$300.00 | |
| Plus additional area greater than 30 acres, Base Fee Plus | \$5.00 | per acre |
| Bonds | | |
| Initial Bond Estimate Review | \$300.00 | Bonds up to \$250,000 |
| | \$600.00 | Bonds greater than \$250,000 |
| Reductions, Releases, or Extensions | \$300.00 | per request |
| Resubmission/Review of Technical Plans | No Fee | 1st resubmission |
| | \$200.00 | Subsequent resubmission |

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| <i>Postponement of any Public Hearing by applicant after advertisement</i> | \$75.00 |
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*Fees will be deposited when received. This does not reflect that an application has been accepted. If an application should be rejected, upon written request, fees may be returned as appropriate or permitted.

** Includes site plan review if submitted within one year of Special Exception approval, otherwise the site plan fee is \$1,500.00.

